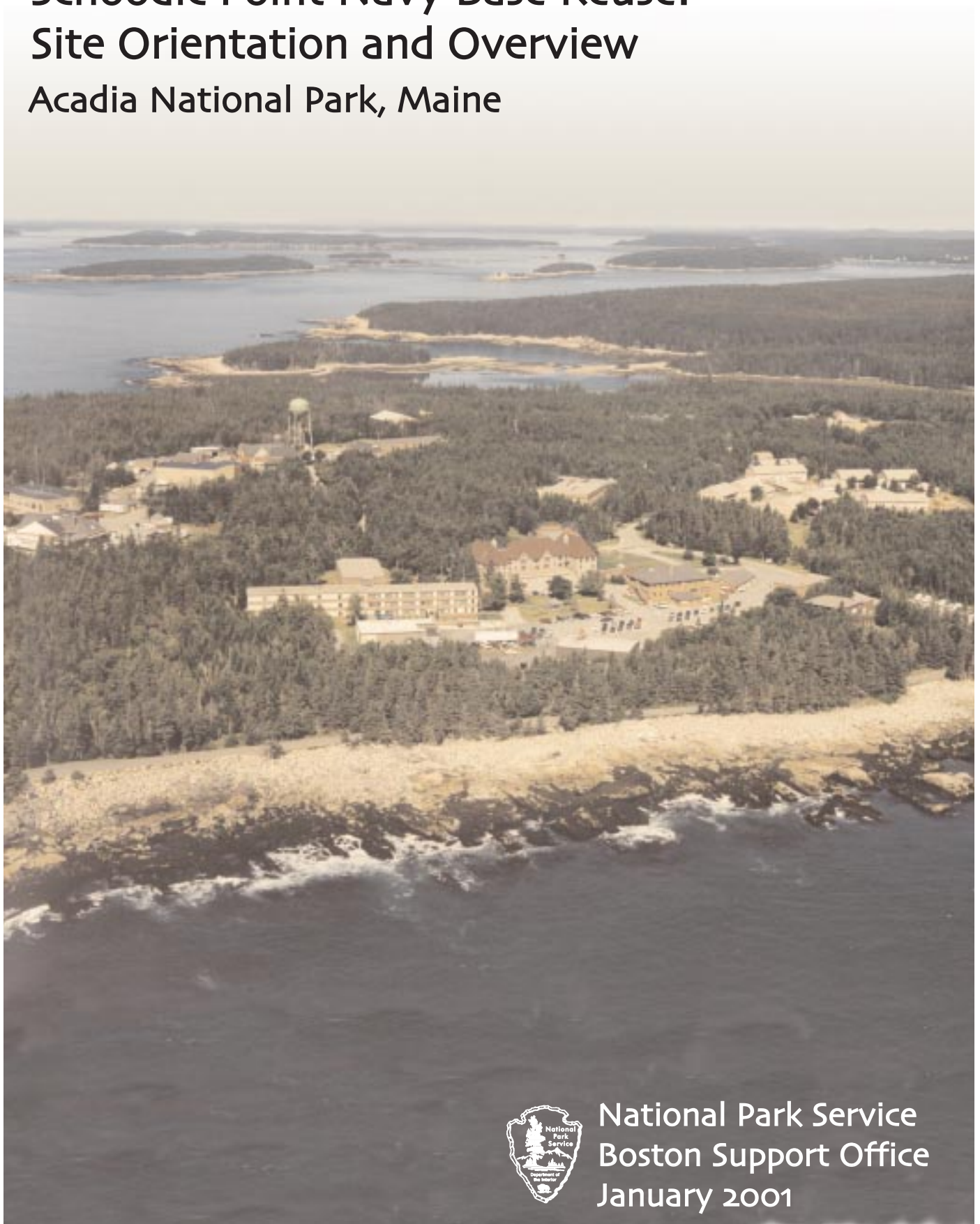


Schoodic Point Navy Base Reuse: Site Orientation and Overview

Acadia National Park, Maine



National Park Service
Boston Support Office
January 2001

Project Statement

The Department of the Navy recently announced that the Naval Security Group Activity Winter Harbor (the base) expects to end its mission in 2001. As a result, the Navy intends to close the base in June 2002. One of the four areas occupied by the base in the towns of Winter Harbor and Gouldsboro, Maine, includes a 100-acre administrative and housing site at Schoodic Point, which is located within Acadia National Park.

This property is expected to return to the National Park Service if it is no longer needed for naval use. The National Park Service is amending the General Management Plan (GMP) for Acadia National Park to address the reuse of this site. The GMP amendment will identify reuse alternatives, guide park management and development decisions, and assess environmental impacts.



The General Management Plan will identify and evaluate a range of concepts for the future use and protection of Acadia National Park at Schoodic Point, based on the following guiding principles:

The National Park Service will:

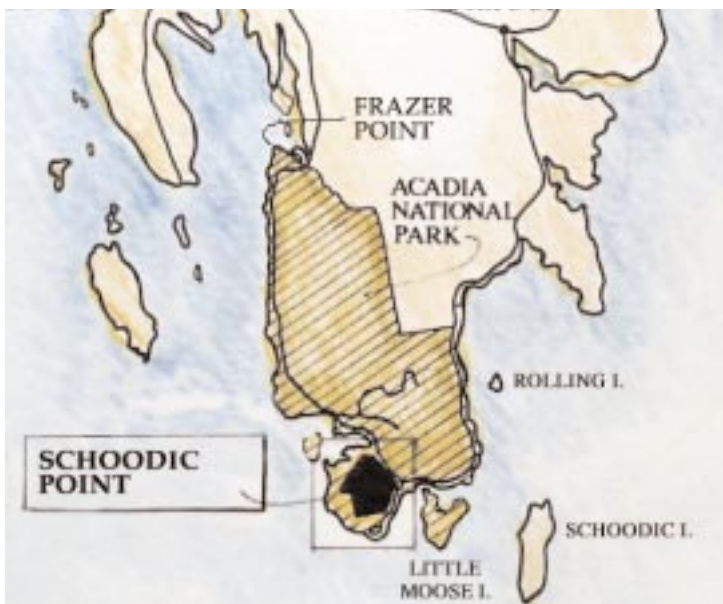
- Ensure that new uses within Acadia National Park are consistent with its legislated conservation and education mission and the laws governing the use of national parklands.
- Ground the plan in a full understanding of the area's natural and cultural resources and the desire to maintain the current quiet, natural visitor experience enjoyed by users.
- Consider the park's regional context, which includes future use of nearby Navy properties (Corea, Winter Harbor).
- Understand and respect the concerns of surrounding communities.
- Conduct an open public process as the basis for decision making.

Location & Setting



The 2,266 acre Schoodic Peninsula portion of Acadia National Park differs greatly from other portions of the park on Mount Desert Island. Visitation is much lower, lending a greater sense of solitude and naturalness to the visitor experience. About a tenth of all visitors to Acadia National Park make their way to Schoodic Peninsula. The surrounding communities of Winter Harbor and Gouldsboro offer relatively few visitor amenities.

The base is located in Hancock County, Maine, and accessed by vehicle from Acadia National Park's Big Moose Road, which begins at state route 186 just outside of the village center of Winter Harbor. While the base is only four miles from Mt. Desert Island as the crow flies, the land route follows Maine's tortuous coastline and is approximately 45 miles, requiring about an hour's drive by car. Ellsworth, 30 miles west at the junction of Routes 3 and 1, is the nearest commercial center, and Bangor International Airport is 70 miles distant. The nearest docking facility is at Frazer Point near the park entrance at Schoodic Peninsula, about two miles from the navy base.



Park visitor amenities at the Schoodic Peninsula include a one-way 5.5 mile scenic drive along the coast, which has several turnouts and overlooks with interpretive panels. Frazer Point, located near the start of the drive, provides a picnic area with parking and toilets, and a 40 foot pier with a 20'x20' floating dock for public use. Approximately two miles from the start of the drive, a short two-way spur road leads to the Navy base entrance and Schoodic Point, which offers parking, toilets, interpretive panels, and excellent views of Mount Desert Island across Frenchman Bay. Several foot trails and a gravel road on the interior side of the drive lead to Schoodic Head, which at 440 feet is the highest point in the park at the Schoodic Peninsula, offering panoramic views of the region.

Cultural Resources at Schoodic

Congress added the land at Schoodic Peninsula to Acadia National Park in 1929, and within ten years, the park loop road, Schoodic Point parking area and the first buildings at the Navy base were completed. Today, much of the park on Schoodic Peninsula remains relatively unchanged since the 1930's.



Schoodic Park Loop Road



Building 1, designed by Grosvenor Atterbury.

Buildings 1 and 2 on the Navy base are considered eligible for the National Register. Both were designed by architect Grosvenor Atterbury and constructed in 1935.

The buildings represent a distinctive French Norman revival style, exemplified by the gate houses on the carriage roads on Mount Desert Island.

The NPS is evaluating the historic resources of the park at Schoodic to determine their eligibility for the National Register of Historic Places. The NPS plans to nominate the park property at Schoodic as a historic district based on resources that are significant in the contexts of rustic design, association with John D. Rockefeller, Jr., and community development as they relate to the National Park Service.



Schoodic Point Parking Area

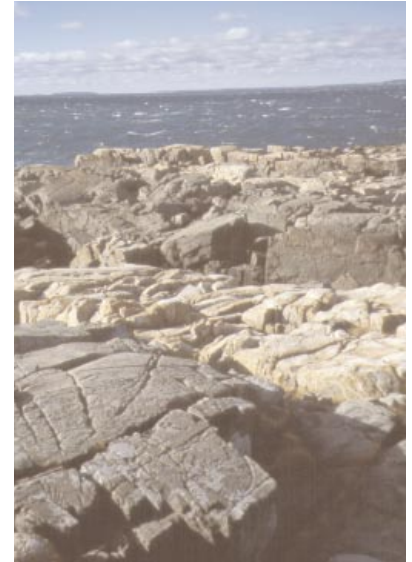
Natural Resources at Schoodic

Shoreline

Schoodic Peninsula is the only mainland portion of Acadia National Park. Protected shoreline with public access is scarce in Maine.

The shoreline is typically composed of exposed fine-grained red granite, which varies in width from ten to one hundred feet from water to vegetative cover. In some places, such as Raven's Nest and Little Moose Island, tall cliffs of red granite are found along the shore.

At Schoodic Point, visitors marvel at the surf during rough seas. This is also one of the best places in the area to view diabase dikes, which are veins of basalt that have intruded the cracks of older granite.



Diabase Dikes at Schoodic Point

Biodiversity

Schoodic retains much of its biological diversity with plant communities that are well adapted to the intense cold and shallow acidic soils of the area. The most extensive plant community on the base is the pine/birch forest. This forest contains white pine, jack pine, red pine, and pitch pine, mingled with yellow, grey and paper birches. Other forest species include white, red and black spruce, northern white cedar, cherry, alder, mountain ash, and a variety of maples. Plant associations found along roadsides, in and around wetlands, and at the shoreline contain, goldenrod, crowberry, beach pea, wild iris, rugosa rose, hawkweeds, juniper, and pitcher plant. Herbaceous growth is limited to sphagnum moss, lady fern and some lichens. Heath communities include blueberry, sheep laurel, and Labrador Tea.



This diversity of plant associations and forest cover make the area attractive to over 300 species of birds, both resident and migratory. Common species of the forest include the golden crowned kinglet, white-throated sparrow, swanson's thrush, boreal chickadee, and a variety of eastern warblers. Common species of the rocky coast include the double-crested cormorant, herring gull, great blue heron, common eider, black duck and common loon.

About 50 species of mammals live in the Schoodic Point area. The most common include the white-tailed deer, coyote, fox, eastern chipmunk, showshoe hare, red squirrel, raccoon, beaver, moose, porcupine, and long-tailed weasel.



Little Moose Island

Islands

Schoodic also encompasses several near-shore islands, including Pond Island, Rolling Island, Little Moose Island, and Schoodic Island. Islands have a special role in near-shore productivity, increasing currents and stirring the ocean nutrients, supporting wetlands and tidepools, providing kelp and rockweed beds for cover and feed, and providing safe nesting areas for seabirds.

Because of the large number of nesting birds, the fragile plant communities and bogs, and the close accessibility of the islands, Little Moose Island and Schoodic Island are believed to be two of the most fragile and unique places in the region. Schoodic Island supports thousands of nesting pairs of seabirds annually. Passing boats can often disrupt the natural bird behavior. Little Moose Island has an interesting mix of plant communities including exposed coastal heathlands, coastal bogs, and thick stands of spruce and pine. During low tide a land bridge is exposed, linking Little Moose Island with the mainland and allowing visitors easy access to the island's fragile ecosystem.

Two other places at Schoodic are recognized as very fragile and unique. Jack Pine stands are unusual in this region, and there are two small stands at Schoodic Head. A portion of the western intertidal zone boasts 27 species of marine invertebrates, qualifying it as significant resource.

Background

Naval Security Group Activity Winter Harbor began as the Otter Cliffs Radio Station, located on Mount Desert Island, about five miles west across Frenchman Bay from the current main base location. The radio station was commissioned in 1917, but by 1933 its wooden buildings had become dilapidated. Considered an eyesore along beautiful Ocean Drive on Mount Desert Island, many people, most notably John D. Rockefeller, Jr., desired its removal. The Navy agreed to turn over the Otter Cliffs Station to Mr. Rockefeller for eventual donation to Acadia National Park if he would build an equally good receiving station on the coast within a 50 mile radius of Otter Cliffs. Big Moose Island, or Schoodic Point, at the tip of Schoodic Peninsula was chosen for this purpose.

On February 28, 1935 the U.S. Navy Radio and Direction Finding Station at Winter Harbor was officially commissioned on 26 acres within Acadia National Park. The Navy acquired an additional 152 acres in 1947 from Acadia NP and, in 1977, the Navy returned 81 acres to the park, retaining approximately 97 acres for the base's administrative area. The base has been known as Naval Security Group Activity, Winter Harbor since 1958.



The radio compass station at Otter Cliffs

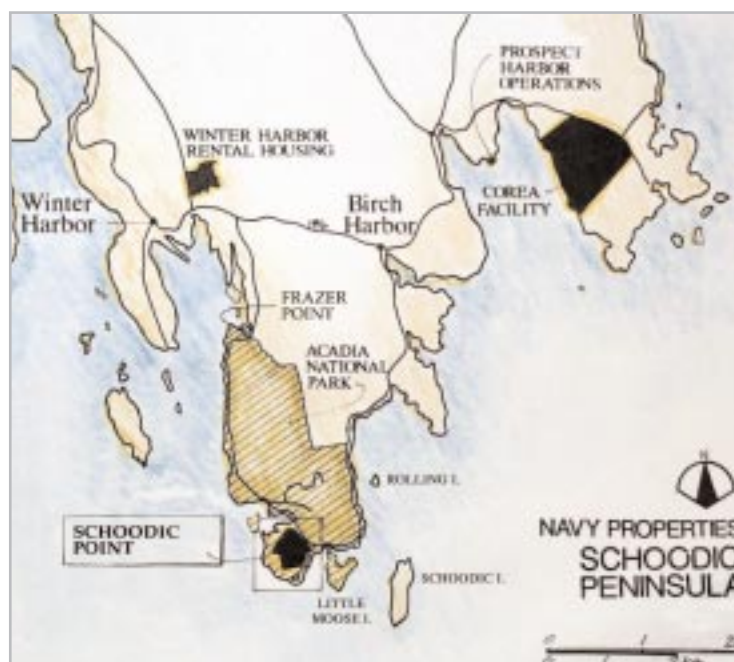
The Navy currently owns four sites at Schoodic Peninsula:

Schoodic Point (100 acres): Surrounded by the Schoodic Peninsula portion of Acadia National Park, the facility is located on the tip of the peninsula. Comprising over 50 buildings with a total of over 204,000 square feet, this portion of the base is expected to revert to the National Park Service as an addition to Acadia National Park upon closure.

Corea Facility (451 acres): This facility houses an operations center and large antenna array. Most of the area is undeveloped and contains wetlands and heathlands with great ecological value; it is an important shorebird nesting, feeding, and staging area.

Winter Harbor Rental Housing (23 acres): The Navy owns 82 housing units in three subdivisions (Misty Harbor, Ocean Heights, and Harbor View) located within the village center of Winter Harbor. The units are all two-story, wood frame structures of 2, 3, and 4 bedrooms built between 1959 and 1971.

Prospect Harbor Operations (3 acres): The Navy operates several antennas on the southeast edge of Prospect Harbor. The Navy plans to retain this small facility and it will not be part of the base closure.



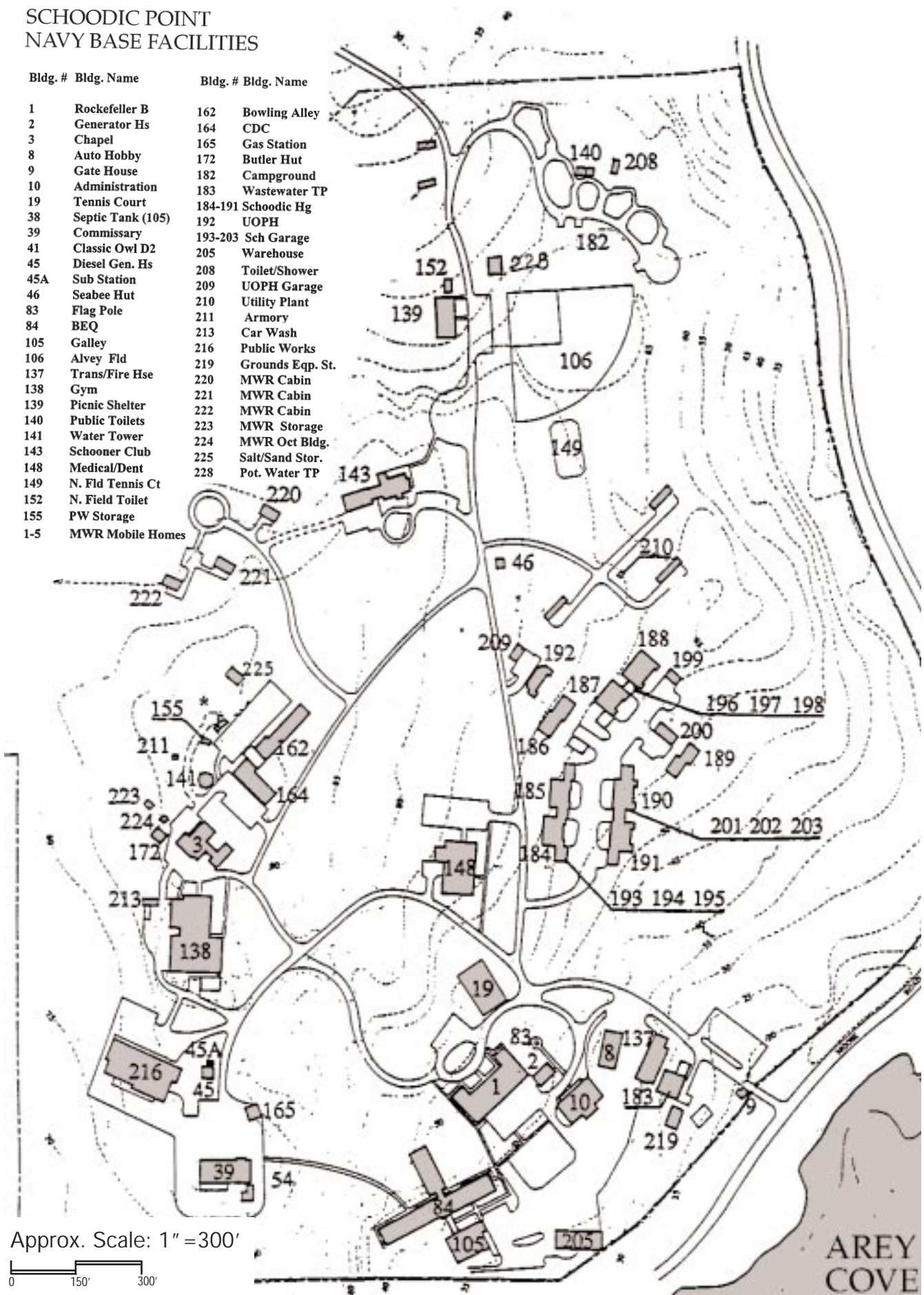
Site Description

The Schoodic Point area of the Peninsula is surrounded by ocean on three sides: West Pond Cove to the north, Arey Cove to the southeast, and the Atlantic Ocean to the southwest. The coastline is characteristic of downeast Maine. Exposed and weathered rocky red granite serves as the transition between ocean and forest, varying in places from ten to one hundred feet in width. This allows adventurous visitors to explore the coastline without a formal trail system. Several islands of varying sizes hug the Schoodic coastline, including Pond Island, Rolling Island, Schoodic Island, and Little Moose Island.



SCHOODIC POINT NAVY BASE FACILITIES

Bldg. #	Bldg. Name	Bldg. #	Bldg. Name
1	Rockefeller B	162	Bowling Alley
2	Generator Hs	164	CDC
3	Chapel	165	Gas Station
8	Auto Hobby	172	Butler Hut
9	Gate House	182	Campground
10	Administration	183	Wastewater TP
19	Tennis Court	184-191	Schoodic Hg
38	Septic Tank (105)	192	UOPH
39	Commissary	193-203	Sch Garage
41	Classic Owl D2	205	Warehouse
45	Diesel Gen. Hs	208	Toilet/Shower
45A	Sub Station	209	UOPH Garage
46	Seabee Hut	210	Utility Plant
83	Flag Pole	211	Armory
84	BEQ	213	Car Wash
105	Galley	216	Public Works
106	Alvey Fld	219	Grounds Eqp. St.
137	Trans/Fire Hse	220	MWR Cabin
138	Gym	221	MWR Cabin
139	Picnic Shelter	222	MWR Cabin
140	Public Toilets	223	MWR Storage
141	Water Tower	224	MWR Oct Bldg.
143	Schooner Club	225	Salt/Sand Stor.
148	Medical/Dent	228	Pot. Water TP
149	N. Fld Tennis Ct		
152	N. Field Toilet		
155	PW Storage		
1-5	MWR Mobile Homes		



Major Buildings and Their Uses



Building 1: Two and three bedroom apartments.



Buildings 184-192: One to Four bedroom townhouses.



Building 84: Dormitory housing with common bathrooms, laundry, and lounges.



Building 143: The Schooner Club is a log cabin built in 1970 with an addition added in 1990. The Club has a full service kitchen, dining room, barroom, small function hall with fireplace, and an outdoor patio.



Building 10: Administration offices.



Building 3: Chapel, Library and Technology Training Center



Building 148: Medical and dental facilities.



Buildings 162 & 164: 4-lane bowling alley and day care center.



Building 138: Gymnasium including 3 fitness rooms, 2 raquetball courts, large gym with bleachers and basketball court, offices.



Building 39: Commissary, a full service grocery store.



Building 138: Supply warehouse.
A supply and storage area also exists on the west side of the base where public works storage, fuel storage, sand and salt, and a small ammunition locker are clustered.

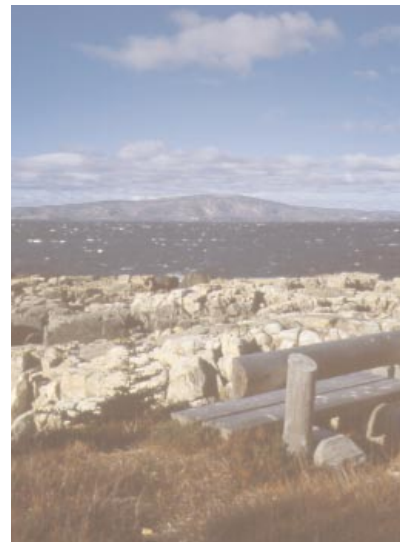


Building 224: Equipment storage.



Building 137: Vehicle maintenance facility and firehouse.

Outdoor Recreation



A trail system runs from two trailheads located near the gymnasium (Building 138) and the picnic pavilion (Building 139). It winds through wetland and forests with spurs to the ocean. Trails are surfaced with woodchips or boardwalk. Wooden benches along the trails allow visitors to pause amid the plant communities, wetlands, and ocean. Views to West Pond Cove and Cadillac Mountain on Mt. Desert Island are particularly notable.



A recreation zone in the northern portion of the base is used for outdoor activities. A softball field, tennis court, and playground are located here. The 12-site campground, with full electrical and water hookups, and an outdoor pavilion with snack bar and large hibachi "outdoor kitchen" complete the recreation facilities in this zone. In addition, a tennis court is located near Building 1, and there are playgrounds located near the day care center (Building 164) and the family housing (Buildings 184-191).

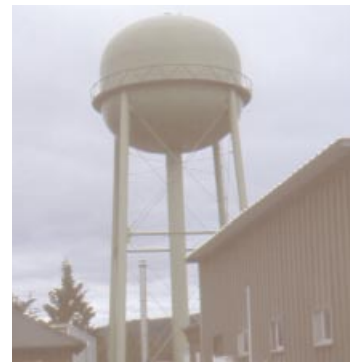


Maintenance & Utilities

The Navy maintains all buildings, utilities, and grounds, and provides fire protection and hazardous waste disposal services. The Navy also conducts snow removal on the roads throughout the base and the entire Schoodic Peninsula portion of Acadia National Park.

Water

Domestic water is supplied to the base from a 150 foot deep well located on NPS land north of the base. The Navy chlorinates the potable water supply at the water treatment plant (Building 157) near the north property line, treats the water for corrosion control of lead and copper, and aerates the supply for radon removal. Water is pumped to a 150,000-gallon water storage tower that supplies reserve water capacity during peak demand for domestic or fire protection use. Potable water is also delivered from Schoodic Point to the Corea site by transfer truck.



Water Tower

Storm Sewer

The storm water sewer system consists of localized collection for subwatersheds. Each area of the base has a separate and self-contained storm drainage system. The outfall for these small drainage areas discharges into wooded areas at lower elevations. In portions of the base where topography allows, water drains across undisturbed areas to naturally occurring low points.

Sanitary Sewer

Waste water is gravity flow to a pump station and lifted to a point within the sanitary system line that provides gravity flow to the wastewater treatment plant. Sewage is removed by gravity fed 8 inch sewer mains. A metered sanitary sewage treatment plant is maintained on the base. The sewage treatment plant has a capacity of 45,000 gallons per day and provides both primary and secondary sewage treatment, utilizing a reed bed treatment system. The base discharges treated effluent into the Atlantic Ocean.



Reed Beds for Sewage Treatment

Electrical Service

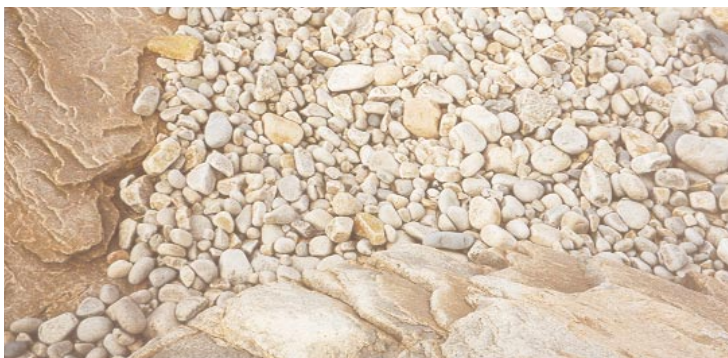
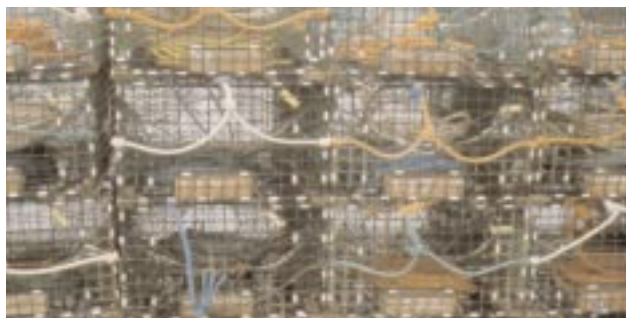
Electrical Service is provided by Bangor Hydro-Electric Company. Power is supplied from pole 106 on Big Moose Road to a Navy-owned 1000 KVA transformer located near Building 8. The transformer furnishes 4,800 volt secondary power via underground feeders to the power plant (Building 2) where the power is distributed to twelve 4800/208/120 volt transformers on base. A power line continues to the power plant where a 225 KV transformer steps down the supply and seven distribution lines carry power throughout the base. There are eight other transformers on base to meet the power needs of multiple facilities. Two emergency diesel generators provide primary power in the event of a power outage.

Surrounding Communities

The Town of Gouldsboro includes the villages of Gouldsboro, South Gouldsboro, Birch Harbor, Prospect Harbor, and Corea. The total population in 1992 was 1,993. In 1993, the town recorded 746 year-round residences and 412 seasonal residences.



The Town of Winter Harbor had a total population in 1992 of 1,179, with 399 year round residences and 116 seasonal residences.



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